

## **ZONING CHANGE REVIEW SHEET**

**CASE NUMBER:** C14H-1997-0008

**HLC DATE:**

October 27, 2008

**PC DATE:**

December 9, 2008

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Norwood House and Estate

**WATERSHED:** Town Lake

**ADDRESS OF PROPOSED ZONING CHANGE:** 1012 Edgecliff Drive

**ZONING FROM:** P-NP

**TO:** P-H-NP

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from P-NP, Public-Neighborhood Plan, Combining District, zoning to P-H-NP, Public-Historic-Neighborhood Plan Combining Districts zoning.

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change from P-NP, Public-Neighborhood Plan, Combining District, zoning to P-H-NP, Public-Historic-Neighborhood Plan Combining Districts zoning Vote: 7-0.

**PLANNING COMMISSION ACTION:** Recommended the proposed zoning change from P-NP, Public-Neighborhood Plan, Combining District, zoning to P-H-NP, Public-Historic-Neighborhood Plan Combining Districts zoning, by consent Vote: 8-0.

**DEPARTMENT COMMENTS:** The Norwood House and Estates was originally zoned as a City of Austin Historic Landmark in 1982. (Prior to that time, it had been moved to a different location, to 1009 Edgecliff, which is west of the original / existing site.) In 1997, a proposal was approved to move the house back to its original site. The historic designation was deleted from the relocation address. A case was initiated, and proceeded to the City Council, to reestablish the Historic Combining District Overlay zoning on the Norwood house at its original site. Due to an oversight, that ordinance was never finalized. At this time the staff would like to process the ordinance in its entirety to firmly establish the historic status of the landmark.

The Women's Chamber of Commerce mounted an unsuccessful attempt to apply for grants and raise funds for a visitor's center and sculpture garden to renovate the property throughout the 1990s.

In 1994, the Parks and Recreation Department declared the area adjacent to the bungalow and next to the corner of IH-35 and Riverside Drive as a "leash-free" dog park. This has become a very popular destination for pet owners in the central Austin area.

**CITY COUNCIL DATE:** December 18, 2008

**ORDINANCE READINGS:** 1ST 2ND 3RD

**ORDINANCE NUMBER:**

**CASE MANAGER:** Susan Villarreal

**PHONE:** 974-3524

**NEIGHBORHOOD ORGANIZATION:** South River City Citizens Neighborhood Association

**BASIS FOR RECOMMENDATION:**

Architecture: The home, built in 1922, is the best example of bungalow architecture in Austin. It was designed by Hugo Kuehne. Mr. Kuehne was born in Austin, received a degree from the University of Texas and was a professor there, and practiced architecture in Texas from 1915 until before his death in 1965. He was Chairman of the City Planning Commission, Chair of the Board of Adjustment, President of the Fidelity State Bank and Savings Institution, and head of the Rotary Club. As well as fellow of the American Institute of Architects and several other Engineering, Civic and Planning Associations.

Historical Associations: The first owner was Ollie O. Norwood, a Real Estate developer responsible for the Norwood Tower building, also a Landmark structure, next to the old Municipal Building (formerly City hall). One of O.O. Norwood's paternal great-uncles, Edwin O. LeGrande, was a signer of the Texas Declaration of Independence. Frank Barron, the builder, was an independent contractor responsible for many homes and commercial structures in Austin.

The house was the site of the first swimming pool constructed in Austin. Expansive gardens and a fountain were cultivated on the site. The Women's Chamber of Commerce mounted an unsuccessful attempt to apply for grants and raise funds for a visitor's center and sculpture garden to renovate the property throughout the 1990s.

**PARCEL NO.:** 0301040105

**LEGAL DESCRIPTION:** Lot 1, Block 1, Norwood Place

**ANNUAL TAX ABATEMENT:** Not Applicable

**APPRAISED VALUE:** Exempt

**PRESENT USE:** vacant/dog park

**CONDITION:** Poor

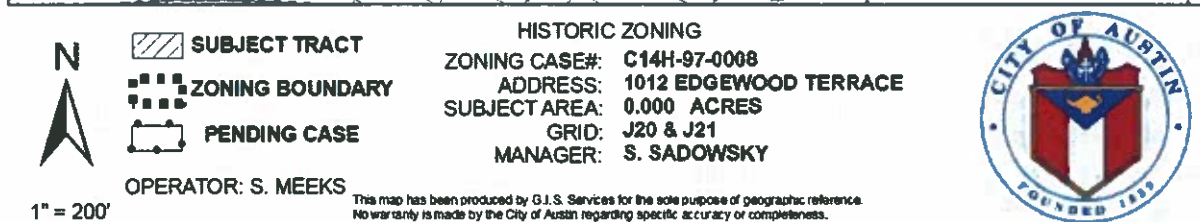
**PRESENT OWNER:** Parks and Recreation Department

**DATE BUILT:** ca. 1922

**ALTERATIONS/ADDITIONS:** Pool has been filled in, house is boarded up.

**ORIGINAL OWNER(S):**

**OTHER HISTORICAL DESIGNATIONS:** None.



HO - RIVERSIDE 1012-1030

# Neighbor

Austin Statesman  
Th 25, 1982

*Austin History Center*  
**News of South and Southwest Austin published every Thursday**



The Norwood house, at Riverside Drive and 134-36 on the lakefront.

## Historic zoning could block condos on Riverside Drive

By JULIE FERNANDEZ  
Austin Statesman Staff

Members of the newly re-activated Travis Heights Improvement Association hope to use historic zoning as a weapon to fend off a condominium project proposed for the bank of Town Lake at 13-36 and Riverside Drive.

Developers, represented by Neal Spetco with the Neal Spetco & Associates public relations firm, have proposed a 10-story, 200-unit condominium project on the Norwood Estate, a five-acre tract at 1313-1430 Riverside Drive. They are seeking a zoning change from C-office and Residential to D-residential to allow construction of the project with a minimum of 400 parking spaces. The proposed development has local and non-local investors, said project attorney David Armstrong.

Neighborhood association members oppose the requested zoning change, citing increased density and traffic, possible lack of sewer capacity, deed restrictions and historical significance of the tract.

The city's Historic Landmark Commission will consider historic zoning for the one-acre tract where the Otto G. Norwood home stands at 8:30 p.m. Monday on the first floor conference room of the city hall annex, 301 W. Second St.

"We hope we can maintain this as a beautiful

place of Austin," said R.B. Laws of 1336 Autumn Terrace. "It's been that way for years. We don't need any more traffic on Riverside (Drive). This neighborhood means a lot to the people who have invested in their homes."

Laws, an area resident since 1928, was a member of the original neighborhood association which fought a similar zoning case against a proposed hotel on the tract in 1955, he said.

The case went to the state Court of Civil Appeals, which upheld a lower court decision that deed restrictions attached to the Travis Heights area when it was subdivided in 1931 required that the area remain residential, said Laws.

Association members contend that the zoning and the deed restrictions do not permit the density of the proposed condominiums, but Armstrong said the project's residential nature is "consistent with the deed restrictions."

According to city planning staff, the Norwood house represents the bungalow style of architecture popular from 1925 to 1930. The home, built in 1923, was known as one of the "showplaces of Austin" with terrace gardens and perhaps the first private swimming pool in the city. Norwood, a noted Austin builder, constructed the Norwood Building at 114 W. Seventh St. Now called Norwood Towers, the building was the world's first fully air-conditioned skyscraper, planning staff said.

1914  
 3 acres of land into a park  
 232

# Tract marked for park

A three-acre tract overlooking the river, which the city has bought for a park, is being marked for a park. The tract is located on the north side of the river, between the city and the river. The city has bought the tract for a park, and it is being marked for a park. The tract is located on the north side of the river, between the city and the river. The city has bought the tract for a park, and it is being marked for a park.

The City Council authorized \$2.5 million to acquire the tract, and the city has bought the tract for a park. The tract is located on the north side of the river, between the city and the river. The city has bought the tract for a park, and it is being marked for a park. The tract is located on the north side of the river, between the city and the river. The city has bought the tract for a park, and it is being marked for a park.

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The city plans to buy land between the river and the city, and it is being marked for a park. The tract is located on the north side of the river, between the city and the river. The city has bought the tract for a park, and it is being marked for a park.

AMST. 7/29/85

City buys burglar  
 The City of London has bought a three-acre tract overlooking the river, which the city has bought for a park, is being marked for a park. The tract is located on the north side of the river, between the city and the river. The city has bought the tract for a park, and it is being marked for a park.

Strong in city park planning  
 A three-acre tract overlooking the river, which the city has bought for a park, is being marked for a park. The tract is located on the north side of the river, between the city and the river. The city has bought the tract for a park, and it is being marked for a park.



## 'Beautiful' bungalow stirs pride

Travis Heights residents lobby city to move house to parksite

This is part of a series of articles profiling some of the colorful old homes of South Austin.

By Jose Novoa  
American-Statesman Staff

A beautifully designed bungalow that was once the pride of a neighborhood is now boarded up and fenced off while Travis Heights residents try to convince the city to buy the house and use it as part of a new city park.

The structure was originally located at 1009 Edgecliff Terrace overlooking Town Lake between Interstate 35 and East Riverside Drive. It is known as the Norwood Home.

According to a historic landmark survey form, the house was designed by Hugo Franz Kuehne, a former professor of architecture at the University of Texas and director of the Texas Society of Architects.

The home was built in 1922 for O.O. Norwood, the real estate developer responsible for the construction of the Norwood Building, an addition to city hall.

The home is now owned by Robert Small, who used it as an office for the family business, Western Publications, from 1962 to 1981. The family got out of publishing in 1981 to start Westero Livestock and Timber, a cattle-raising operation in Bastrop and Dripping Springs, Small said.

The Smalls sold the three acres of land on which the house stood to a developer who planned to build a condominium complex, but the project was opposed by South River City Citizens, who successfully petitioned to have the house zoned historic.

The house was then moved to its present location at 1012 Edgecliff



Staff Photo by Jose Novoa

Residents are urging the city to return Norwood home to its first site.

Terrace, but the land on which it sat remains undeveloped and was recently bought from the development firm for the \$2.5 million. It paid the Smalls by the Austin Parks and Recreation Department, which plans to use it as a park.

Andy Vernooy, a local architect who wrote his master's thesis at the University of Texas on bungalows, said he helped the neighborhood group have the house zoned historic because "it is probably the best example of an architecturally designed bungalow in Austin."

Vernooy said the first suburbs in America were full of bungalows, but most people couldn't afford to hire an architect, so they bought house plans through the mail.

The Norwood home is full of typical bungalow details, like rafter tails cut in a pattern, exposed rafters and tapered columns with stones set into the brickwork "in a very natural, uncomposed way."

"That was the big thing with the bungalow, to try to be as natural as possible, to try to relate it to the site."

"Unfortunately, it was moved. It's still a usable structure, but it should never have been moved. It was nestled between two very nice oaks."

"The site was such an important thing to the bungalow that moving the building is like moving the Governor's Mansion without moving the porch."

"And unfortunately, there's been a lot of damage to the inside. There were probably a lot of features built in, but they're gone because the house has been used as an office," Vernooy said.

Brooks Kasson, co-president of South River City Citizens, said the neighborhood group wants the city to buy the house, move it back to its original location and use it as a community building or visitors center.

She is optimistic that the City Council will decide to buy the home as early as this week, she said.

"The mood is that the property belongs as a unit and they would like to see it re-united," she said.

4B-Edgcliff Terrace, 10/2 Austin History Center

A. 2(a)



SURVEY FORM FOR HISTORIC LANDMARK INVENTORY  
CITY OF AUSTIN, TEXAS

Dup.

NAME OF SITE: <u>MORCLIFFE</u>		File No. <u>C14h-82-010</u>
SITE ADDRESS: <u>1009 Edgcliff</u>		Parcel No. <u>3-0104-04-03</u>
LEGAL DESCRIPTION: <u>Lot 11 and the west half of Lot 10, Block 51, Travis Heights</u>		
DEED RECORDS: Volume _____ Page _____		
TAX ASSESSMENTS:		ZONING
Year	Land	From: <u>"A" Residence, 1st Height &amp; Area</u>
	Improvements	To: <u>"A-H" Residence-Historic, 1st H&amp;A</u>
	Total	
PRESENT USE:		
CONSTRUCTION / DESCRIPTION: <u>One-story brick</u>		
CONDITION:		
EXTERIOR: <u>Good</u> INTERIOR: _____		

PRESENT OWNERS	ADDRESS	TELEPHONE NUMBER
<u>J. A. Small</u>	<u>P. O. Box 3338, 78704</u>	
OTHER INTERESTED PARTIES:	ADDRESS	TELEPHONE NUMBER
NAMES		
<u>South River City Citizens</u>	<u>1901 Travis Heights Blvd., 78704</u>	
<u>Sam Martin</u>		

DATE BUILT: 1922 DATES AND EXTENT OF ALTERATIONS/ADDITIONS: \_\_\_\_\_

ARCHITECT: Hugo Franz Kuehne BUILDER: Frank R. Barron  
ORIGINAL OWNER: O. O. Norwood  
ARCHITECTURAL STYLE OR PERIOD WITH DESCRIPTION OF ANY INNOVATIVE DESIGN, FEATURES, DETAILS, MATERIALS OR CRAFTSMANSHIP: Bungalow

NATIONAL REGISTER? No NATIONAL LANDMARK? No RECORDED TEXAS LANDMARK? No  
LOCAL SURVEYS OR RECOGNITION?  
8-14-27 - Featured as one of "A Few of Austin's Beautiful Homes"

C14h-82-010  
 NORCLIFFE  
 1012 Edgecliff

SIGNIFICANT PERSONS ASSOCIATED WITH SITE:

Hugo Franz Kuehne - Born in Austin on February 20, 1884, died in 1963. Son of Franz Conrad and Clara (Langer) Kuehne; married Sybil Glass (1899-1972) on December 25, 1923. CE, University of Texas, 1906; AB in Architecture, MIT, Boston, Mass., 1908. Professor of Architecture, University of Texas, 1910-1915. Engaged in practice of architecture, Austin, Texas, from 1915; member of firm Kuehne, Chasey and Giesecke, 1915-1917; Kuehne and Chasey, 1917-1919; alone as H. F. Kuehne, Architect and Engineer, 1919-1942; member of firm Giesecke, Kuehne and Brooks from 1942. Director Fidelity State Bank and Mutual Savings Institution, Austin. Chairman, City Planning Commission, 1931-1948; Zoning Board of Adjustment from 1932. Fellow, American Institute of Architects; Member, National and Texas State Societies of Professional Engineers; Director, Texas Society of Architects; American Civic Association; American Social Planning Officials; National Association of Housing Officials; Austin Chamber of Commerce; Sigma Chi; past Director, Austin Rotary.

O. O. Norwood - Born August 16, 1887. Son of Dr. Edward O. Norwood who graduated from Tulane University and practiced medicine in Macune, San Augustine County, Texas, for 65 years. One of O. O. Norwood's paternal great-uncles, Edwin O. LeGrande, was one of the signers of the Texas Declaration of Independence.

O. O. Norwood served in the army in World War I and after his discharge went to work as a municipal bond broker with his brother-in-law, John Louis Arlitt, who had offices in Austin and New York. In 1925, Norwood went into the municipal bond and real estate business with his two brothers, specializing in the South Texas area and made considerable economic gains.

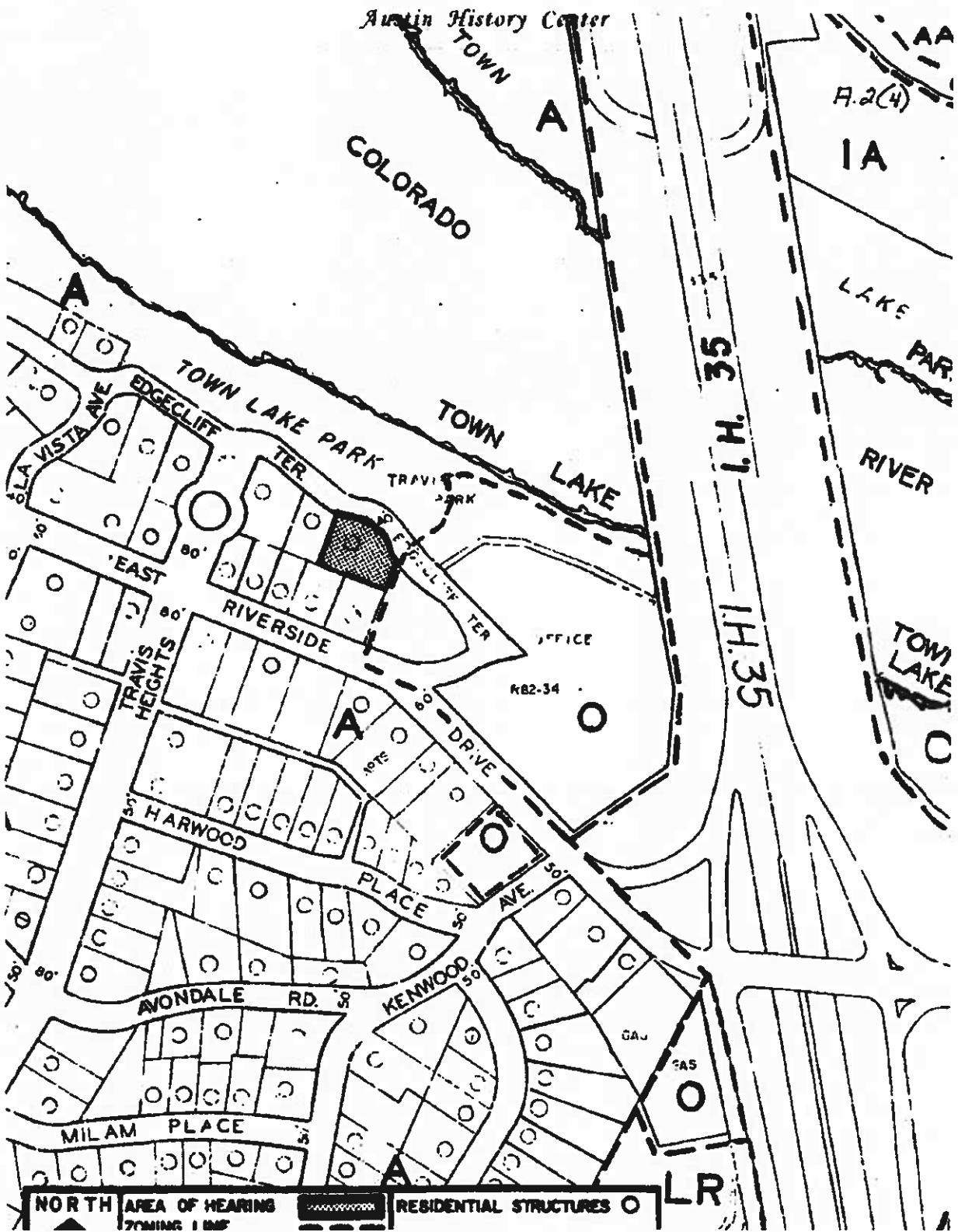
Norwood was recognized as a premiere developer and an individual with great vision. In 1925, he acquired land for the development of the Norwood Building, for which construction began in mid-1928. It is alleged in numerous articles, including Norwood's obituary, that the Norwood Building was the first completely air-conditioned skyscraper in the world. This is incorrect.

In 1921, Norwood began acquiring property for the construction of his residence on Edgecliff. The structure was built in 1922. Norwood died in Austin on May 11, 1961.

Frank Barron - Born in Austin in 1888. Son of a brickmason who had come to Austin from Missouri. Barron originally worked with his father, Ninian. Frank Barron was the contractor for the Norwood Building; an additional to the City Hall on West 8th Street; Southwestern Telephone Company building on West 9th; and an addition to the First Baptist Church, when it was located on West 10th. He became an independent contractor and was responsible for the construction of many homes and commercial structures in the City.

Prepared by: Betty Baker Date: March 1982





HB - EDGECLIFF 1012 *Austin History Center*  
**American Design Group**

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RELOCATION OF THE NORWOOD HOME

CONSIDERATIONS

THE FOLLOWING ARE NOTABLE ITEMS PERTAINING TO THE PROPOSED NEW LOCATION:

1. Same view as the original location.
2. Borders on a public park.
3. Screened garden house will be placed on the site so it can be used by park visitors.
4. House in new location can be better viewed from Riverside Drive.
5. Blends in with surrounding neighborhood.
6. Acts as a buffer to the development.
7. New location allows the house to be surrounded by the same amenities it originally was (tennis, swimming pool, gardens, screened garden house).
8. Finished floor elevation at new location is 5 feet lower than original location.

HD - Edincliffe Terrace, 101R  
Norwood House

The Neighborhood Newsletter of

# Travis Heights

January 1980  
Vol. 3 No. 5



A photo of a sculpture by Travis Heights artist David Everett was selected for the cover of the 1980 Midtown Museum magazine. See page 5.

## Norwood house denied grants

Two requests for grants to restore the historic Norwood House at 191-35 Southwest 1st Avenue have been denied.

"We were denied because both agencies," Ben Fletcher, president of the Women's Chapter of Community Development, said last week.

The chapter is requesting about \$25,000 in grants to move the house about 100 yards east to its original site. The house is now sitting on a foundation that is about 20 feet from Riverside Drive. It was moved there when a condominium development was planned for the Norwood property. The condominiums were never constructed.

Fletcher said the principal reason for being refused the grants was "the chapter is young and doesn't have a track record."

Fletcher declined comment on the reasons of the two agencies that denied grants. She added the chapter could receive a three-to-one matching grant to restore the house once it was moved back to its original site. The matching purchase has been offered by Keep Austin Beautiful.

"But we are not eligible for the grant until the house is restored to its original condition," she said.

Fletcher added organizations are reluctant to accept grants from the City Council without support from a downtown League of Women Voters.

"The other part coming into play is that there is a question as to whether the City Council is certain in its support of the project," she said.

Mayor Pro Tem Sally Stinson and Council member Mark Nodding have shown interest in the project, Fletcher added.

Cost of restoring the house and gardens is estimated to be between \$400,000 and \$500,000 and the restoration project is anticipated to take 10 years.

HISD ELIGIBLE ~~Austin~~ ~~City~~ ~~Order~~

***Inscribe your name on a tile...Imprint your foot in concrete...  
certify your Idealism...and help save Norwood House.***



s part of our goal to restore historical Norwood Estate to its 1920's glory, the Women's Chamber of Commerce of Texas will relocate the house to its original site, about 200 feet from where it currently sits.

You can help us do it — **One Foot at a Time.** Everyone who imprints his or her foot on a stone, will make it possible to move the house one foot. The house must be relocated to its original site in order to qualify for historical restoration funds.

Located on a scenic bluff overlooking Town Lake and downtown Austin, the Norwood Estate represents an architectural treasure dating back to 1922. At that time, the 3-acre tract was made up of tranquil gardens surrounding a gushing fountain, a picturesque gazebo and tea house, and a state-of-the-art greenhouse. In a lush pecan grove, still standing though in bad repair, is one of Austin's first swimming pools.

After restoration, the house will become a visitors' center and a research Institute on women's economic issues. The grounds will feature a sculpture garden honoring Texas women.

Your donation will mean that you and yours can enjoy a lovely park that is now under-utilized, while providing a public memorial in your name that your children and grandchildren will cherish.

You will receive a Certificate attesting to your Idealism, a concrete stone decorated by you and bearing your name and footprint, or a tile inscribed with a name, quote or words of personal significance for permanent display at the estate.

**MOVING NORWOOD HOUSE**



***...One Foot at a Time***

Remember, every \$300 donation moves us a foot closer to our goal.

So lend us a hand — give us your foot! Let an act of generosity be your memorial. ***But act NOW!***

Complete and return the enclosed form. This opportunity ends April 30.



**WOMEN'S CHAMBER  
OF COMMERCE OF TEXAS**

Post Office Box 24061  
Austin, Texas 78795-0061

(512) 544-2674  
Fax (512) 338-1614

.....  
**Beauty Revitalized  
for the Use  
and Enjoyment  
of Posterity**  
.....

Friends of the Howerd Estate  
Women's Chapter of Daughters  
of Texas Bicentennial Fund  
505 East Howerd Drive, Suite 270  
Austin, Texas 78702-3714



Photos Courtesy of the Austin History Center



## Beauty Created

**L**ocated on a scenic bluff overlooking Town Lake and downtown Austin, the Norwood Estate represents an architectural treasure dating back to 1922.

**D**esigned by well-known architect Hugo F. Kuehne, the Norwood Estate is a legacy of owner Olive Norwood's vision and reverence for nature. The 3-acre tract incorporated tranquil gardens surrounding a gushing fountain, a picturesque gazebo and tea house, and a state-of-the-art greenhouse.

**B**elow the house and gardens in a lush pecan grove, Olive Norwood built Austin's first swimming pool, which he generously shared with the community.



**WOMEN'S CHAMBER OF COMMERCE OF TEXAS**  
565 East Henderson Drive, Suite 270  
Austin, Texas 78752-3714

Telephone (512) 346-2676  
For presentations call:  
Iles Fischer at (512) 328-5566

## Beauty Protected

**I**n the mid 1980's the house and grounds survived the threat of commercial development when neighborhood residents fought to save it. The City then acquired the property for parkland. In 1989 the Women's Chamber of Commerce of Texas launched a campaign to restore this beautiful gem for a sculpture garden honoring prominent Texas women, a visitors' center and a research institute on women's economic issues.

**T**he project represents a public-private partnership between the Women's Chamber of Commerce of Texas and the City's Parks and Recreation Department, generously supported by numerous individuals and organizations.



## Beauty Revitalized for Posterity

**W**e invite you to join the Friends of the Norwood Estate, an organization dedicated to relocating and restoring the Norwood house, restoring the gardens to their 1920's splendor, and developing a sculpture garden.

### Member benefits include:

★ invitations to parties, events and special tours;

★ the joy of turning a hillside now covered in weeds and cement into a spot where visitors can stroll through lovely gardens in one of Austin's most scenic sites;

★ the pride of reclaiming a lost legacy for ourselves and future generations

### Annual Membership Dues

Seed	\$ 25	
Sprout	\$ 26	- 99
Plant	\$ 100	- 499
Bed	\$ 500	- 999
Garden	\$ 1,000	and over
Other	\$	

## Friends of Norwood Estate Membership Application (Please make check payable to WCCT Education Fund)

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Phone \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Phone \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Phone \_\_\_\_\_

Annual Membership Dues	
Seed	\$ 25
Sprout	\$ 26 - 99
Plant	\$ 100 - 499
Bed	\$ 500 - 999
Garden	\$ 1,000 and over
Other	\$

Credit Card Information \_\_\_\_\_

MasterCard Number \_\_\_\_\_

Visa Number \_\_\_\_\_

Expiration Date \_\_\_\_\_

Expiration Date \_\_\_\_\_

Name of Card Holder \_\_\_\_\_

Authorized Signature \_\_\_\_\_



Austin  
Parks and  
Recreation

## News Release

11/29/96  
as of 1/96

FOR IMMEDIATE RELEASE

# New Leash Free Park Designated For Austin Canines

**Who:** Austin dogs and owners  
**What:** New leash free park  
**Where:** Norwood Estate, 3 acre park overlooking Town Lake from the northwest corner of Riverside Drive and IH-35  
**When:** Beginning Tuesday, November 29, 1994  
**Why:** So that dogs and people may enjoy companionship in a leash free environment  
**How:** Official designation by Austin Parks and Recreation Department

Dogs may enjoy roaming more freely in a newly designated leash free environment. As of Tuesday, November 29, 1994, Norwood Estate is an "off leash" area for dogs. Located on the north end of Travis Heights, the 3 acre park overlooks Town Lake from the northwest corner of Riverside Drive and IH-35. Although designated as an "off leash" area, dogs must be under voice control and in sight of the owner.

The park is enclosed by a fence with access via a walk through gate. Because dogs and their human companions are expected to be the primary users of Norwood Estate, disposable pooper scoopers and trash cans are provided. City ordinance requires the removal and disposal of pet waste by owners.

The leash ordinance requires dogs be on a leash no longer than 6 feet on all City lands except areas designated as "off leash" areas. Violation of the ordinance is a Class C misdemeanor with a maximum fine of \$500.

The designation of Norwood Estate brings the total number of "off leash" areas in Austin to 12. Other areas where pets may roam more freely are:

- Auditorium Shores from South First to Bouldin Avenue
- The soccer field area of Zilker Park between Barton Springs Road, Stratford Drive and Lou Neff Drive
- Far West Boulevard right of way between Great Northern Boulevard and Shoal Creek Boulevard
- Surplus airport property between Old Manor road, Manor Road, Lovell Drive and the airport fence
- Red Bud Isle
- Onion Creek District Park, south of Chuna Road
- Northeast District Park between Crystal Brook Drive, the railroad right of way and Decker Lake Road
- Walnut Creek District Park between Cedar Bend Drive, Walnut Creek and the east and west park fences
- Emma Long Metro Park between City Park Drive, the west park boundary fence, Turkey Creek and the top ridge of the bluff line overlooking Lake Austin
- Shoal Creek Greenbelt between 24th and 29th streets.

• Bull Creek District Park, area of the park behind the restrooms (100 yards in length), all the way to the creek.





August 18, 1989

**WOMEN'S CHAMBER  
OF COMMERCE OF TEXAS**

Mr. Duane Albrecht  
419 Newning  
Austin, Tx. 78704

Dear Dr. Albrecht:

For over a year now, the Women's Chamber of Commerce of Texas has been working to create a Women's Sculpture Garden on the old site of the Norwood Estate, that is, the intersection of I-35 and Riverside.

As part of our project, we propose to move the house presently located on the grounds, to its original site on top of the hill, overlooking Townlake. As you are probably aware, the house has been designated historical by the Austin Landmark Commission. We plan to restore it to its former glory and use it as follows: a visitors' center, a resource center designed to generate original research on the economic impact of women's issues, and as a showcase for the landscape industry.

The project has been approved by all City boards having the authority to do so. Also, the Austin City Council, on a 7 to 0 vote, has reserved the site for us for 5 years to allow us time to raise the necessary funds.

Before the house can be moved or landscaping begin, however, we need to do historical research to establish the accuracy of the restoration. We have located some old photographs of the house and gardens, and the foundation is still visible, but, of course, in order to establish credentials for inclusion in the National Register, we need complete documentation. Our plans are to use an experienced and qualified architectural firm to do the documentation study, and, of course, the house will not be moved until the historical architects look at the mover's plans to insure proper placement and foundation.

We are asking that your organization help by funding the research and the costs of moving the house, a total of \$27,000, or as much of that sum as possible.

There is a sum of \$50,000 available in matching funds from the Austin Landmark Commission which we would try to access in order to multiply your donation.

This project would showcase the beauty of historical preservation for a large number of Austinites and visitors to the city. It would also show that old buildings don't have to be destroyed but instead can continue to provide service to the community. All it takes is people with the vision to discern their faded beauty and the commitment to bring that beauty back to life.

Perry Brooks Building  
720 Brazos, Suite 1204  
Austin, Texas 78701  
512/474-6624

Carol Thompson  
Chair

Rose Batson  
President

SAN ANTONIO  
WOMEN'S CHAMBER  
OF COMMERCE OF TEXAS

1045 Ivy Lane  
San Antonio, Texas 78209  
512/826-4240

Barbara Nelson  
Chair

Ginger Purdy  
President

*Austin History Center*

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EXPECTED EXPENSES

Preservation of existing materials & spaces	\$ 2.700	
Restoration & reproduction of missing features	800	
Phased implementation	840	
Preparation of camera-ready report	1,880	
Photography & duplication	1,000	
Moving of house	14,500	
City permits	3,000	
Sand & digging	7,000	
Landscaping, out-of-pocket expenses	<u>19,000</u>	
	TOTAL	\$50,500

DONATIONS RECEIVED TO DATE

In-kind

Austin Parks & Recreation Dep't.	Land
Austin Transportation & Public Srv. Dep't.	House
Diane Winterowd, landscape architect	Design services
Texas Landcape Council	Labor
Ginny's	Copying

Cash

Friends of the Parks	\$100.00
Tom Christensen	<u>100.00</u>
TOTAL	\$200.00

Austin History Center

2/1

Enclosed is a blue line of the schematic landscape plan. The Austin History Center also has photographs of the house available. Should you like to see them, please call me at 451-6091. I will be glad to get them for you.  
I look forward to hearing from you.

Yours truly,

*Bea Fincher*

Bea Fincher  
Chair-elect

CC: Elaine Mayo  
The Heritage Society of Austin, Inc.  
P. O. Box 2113  
Austin, Tx. 78768

Austin History Center



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# METRO&STATE

Section 15, 2000 • SECTION 15

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## Man has 'no luck' getting city to restore 1922 bungalow

By Bert Williams

As a boy, Jim Christensen, intrigued at the Norwood House, its unusual design and its lovely garden and garden, in particular, he was amazed that to Austin family could own a ranch-style house in a city of historic homes.

The pool was restored and filled in years ago. The ground floor of the bungalow design is all that remains of the house. And the rest of the bungalow house on Edgemoor Terrace just off East Riverside Drive have been replaced by plywood boards and plywood.

As chairman of the city's Historic Landmark Commission in the late 1980s, Christensen led the move to restore the Norwood House to its original design. Christensen can't recall a single day when he didn't try to get the city to restore the house.

See WORTH, B3



Once a lovely home on Edgemoor Terrace in Austin, the Norwood House is in bad shape. Former Historic Landmark Commission Chairman Jim Christensen wants the City of Austin to restore it.

### Historical home in danger

Problem: The Norwood House on Edgemoor Terrace overlooking Lady Bird Lake is deteriorating for lack of restoration a decade after it was designated a historical landmark by the city, the City of Austin.

Why? Inadequate Staff, Street, Acting Director of Austin Parks and Recreation Department.



In the years since established Norwood House, Now, he is pushing the city to fix it up.